



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

December 11, 2014

Meeting Minutes

ATTENDANCE

Wayned Morris, Chairman – present
Pamela Skinner – present
Lisa Ferrisi – present
Jason Rogers, Alternate – present
James Finn, Vice Chairman – excused
Bernie Rouillard – excused
Justin Pare, Alternate – excused

The meeting was called to order at 7:30 PM.

Minutes for Approval

- September 11, 2014 – Draft minutes
 - *Motion to approve by Mr. Rogers, second by Ms. Ferrisi, approved 4-1.*
- October 23, 2014 minutes were previously approved at the November 13th meeting.
- Approval of November 13, 2014 dminutes delayed.

Discussion

Campbell Farm Sub-Committee

- Sub-Committee continues to work through brainstorming, including ideas from the general public, and is drafting a flowchart to track activities. Next meeting is Tuesday, December 16th.

Planning Board – December 17, 2014

Case #2014-38: Nesmith & Addison Roads, The Willows 55+ Condo (Lot 14-A-925)

- Shane Gendron, Herbert Associates, presented a request to amend the previously approved site plan including the removal of trails, lights, benches and a bridge.
- Ownership of the property has been transferred to the condominium association – condo owners have voted and are requesting that two previously approved trails are not constructed. Trails were to be located behind the units to access the Waterhouse Country Store and connect to a Route 111 right of way. A trail already exists to connect Nesmith Road units to the clubhouse.
- Proposal also includes removal of The Willows project signs which do not coincide with street names – this is the preference of the Fire Department and emergency services for 911 call locations.
- No comments from the Commission.

Case #2014-39: 49 Range Road (Lot 18-L-400)

- Shane Gendron, Herbert Associates, presented a proposal for a minor site plan and change of use at the property which is located in WWPD and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District.
- A unit within the building was previously occupied by a manufacturer of fire alarm panels – a medical office that already occupies space in the building would like to expand into the available space. No external changes are proposed.
 - A traffic study, which concluded that the traffic increase would be negligible at approximately 23 extra trips per day, has been submitted to the Windham town engineer.
 - Septic loading and parking plan conditions have been met.
- No comments from the Commission.

ZBA Case Review – December 23, 2014

Case #45-2014: 23 Ryan Farm Road (Lot 24-F-646)

- An application was received for a rear lot setback variance request to install a 24' x 42' in-ground swimming pool and 8' round spa. From the information provided, the pool location appears to be 77' from the side lot line and 19'6" from the rear lot line, however specific details of the request were not provided.
- Commission requests more details in order to provide comments.

Case #46-2014: 48 Jordan Road (Lot 25-B-12)

- Patrick Hooley was present, representing Sean and Maureen Hooley, property owners, requesting a variance for construction of a deck to be located 25'6" from Rock Pond and addition of a shower to the existing bathroom.
- The Conservation Commission will contact the Building Department to determine if WWPD exists near the brook on the property and if a shoreline permit is needed to build the deck approximately 25' from the water.
- Mr. Morris recused himself from hearing this case as he is President of the Rock Pond Association.

Other:

Heritage Hill Trail

- Mr. Morris and Mr. Finn recently walked the trail which is currently within 50' from Burnham Road. The trail is to be moved from Lot 20-D-3020 to a town right-of-way and extended approximately 200 feet for access from Burnham Road. Boardwalks will likely be required across wet areas – Commission representatives will take another walk in the spring to determine the need for and placement of boardwalks.

WWPD & Vernal Pool Markings –Town Meeting Ordinance Changes

- No major changes or anything that impacts the existing ordinance stipulations.
- The Planning Board added some stipulations to restrict work within or in close proximity to WWPD.
- Vernal Pool boundary markers must be at least 50' around a boundary and within view of a structure location.
- The Commission has no concerns with the revisions.

By-Laws Review – Campbell Farm, Moeckel Pond, Rt. 28 Town Forest

- Moeckel Pond by-laws will contain similar language to Foster’s Pond and Deer Leap by-laws. Prohibitions include motorized vehicles, outboard boating and hunting.
- Rt. 28 Town Forest will also have similar language, but will allow hunting. Discharge of firearms will be prohibited.
- Campbell Farm by-laws will be delayed so that abutters can be contacted regarding hunting restrictions.
 - *A motion was made to submit the Moeckel Pond and Rt. 28 Town Forest by-laws to the Board of Selectman by Ms. Skinner, second by Ms. Ferrisi, approved 4-0.*

Approval to Purchase Directional Signs

- 13 signs to be purchased in the amount of \$502 – 10 of these will be installed at the Rt. 28 Town Forest.
 - *A motion was made to purchase 13 signs by Ms. Skinner, second by Ms. Ferrisi, approved 4-0.*

Review of 2015 Meeting Schedule Dates

- Conservation Commission meeting schedule for 2015 has been distributed and reviewed.
 - *A motion was made to approve the 2015 Conservation Commission meeting schedule by Ms. Ferrisi, second by Ms. Skinner, approved 4-0.*

State Land for Sale by Department of Transportation

- 0.45 acres on Old Lamson Road (Lot 13-A-155)
- 0.54 acres Harris Road (Lots 13-B-77 & 13-B-80)
 - *Conservation Commission has no interest in purchasing these properties.*

DES Correspondence

- Request for a Dredge and Fill Permit presented by Luke Hurley, Gove Environmental Services on behalf of Jim Logan, Currier Homes to construct a road for a 21-lot residential subdivision off of London Bridge Road. The total site area is 60 acres, approximately 44 acres will remain in open space.
- Two wetlands exist on the property with intermittent drainage to a larger pond. There is an upload knoll between the 2 wetland and a steep slope away from the wetlands.
- Proposal is to build 2 crossings to access the site using 3-sided box culverts to spanned across the wetlands to minimize the impact area – total impact is 883 square feet.
 - One culvert is 60’ long by 24’ wide, the second is 50’ long by 26.5’ wide.
 - The stream channel will not be impacted and no changes to stream outlets to maintain critter passage.
- No concerns from the Commission, a letter of support will be submitted.

Correspondence

- Nick Coates from the New Hampshire Association of Conservation Commissions has confirmed that dues paid in 2014 also covered annual dues for 2015. Conservation Commission budget was reduced by the dues amount of \$590.

Motion made by Ms. Skinner, second by Ms. Ferrisi to adjourn at 8:53 PM.

These minutes are in draft form and have been submitted for approval by Beth Ann Lapierre.